

**TOWN OF ROCKY HILL
GOVERNMENT OPERATIONS COMMITTEE, PUBLIC BUILDINGS COMMISSION,
& SCHOOL BUILDINGS COMMITTEE
SPECIAL JOINT MEETING OF AUGUST 11, 2014**

Present: Nadine Bell, Chairwoman (Gov. Ops. Cmte.) (School Buildings Committee), Councilor Guy Drapeau (Gov. Ops. Cmte.) (School Buildings Committee), Bryan Addy, (Chairman of Public Buildings Commission) (School Buildings Committee), Todd Marchand, (Vice Chairman of Public Buildings Commission), Tom Beaudoin (Public Buildings Commission), Chris Ford (Public Buildings Commission), Sal Ganci (Public Buildings Commission) and Jay Kelly (Public Buildings Commission). Also present were: John Mehr (Acting Town Manager/ Finance Director), Jim Sollmi (Director of Public Works) Ken Biega (O & G Industries, Inc.), Lorel Purcell (O & G Industries, Inc.), Damon Cooke (O & G Industries, Inc.), Tyson Burk (O & G Industries, Inc.), Mike Sorano (Friar Associates) and Adam Palmer (Friar Associates).

Those absent: Councilor Tim Moriarty (Gov.Ops. Cmte.) (School Buildings Committee), Brian Dillon (School Buildings Committee) and Peter Parrotta (Public Buildings Commission).

1. CALL TO ORDER

Chairwoman Nadine Bell called the August 11, 2014 special joint meeting of the Government Operations Committee and the School Buildings Committee to order at 5:06 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

Chairman Bryan Addy called the special joint meeting of the Public Buildings Commission to order at 5:06 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

2. OPEN TO THE PUBLIC FOR ANY COMMENTS

Chairwoman Nadine Bell asked if there was anyone from the public who wished to address any of the members of the Government Operations Committee, the Public Buildings Commission or the School Buildings Committee. No one from the public wished to.

3. OLD BUSINESS

a. RHHS Project – Discussion and Possible Action regarding bids and add Alternates

Lorel Purcell said that she was going to give them an update as to where they stood with the bids. Bids had been received on August 7, 2014 for the entire project pretty much. The security package and the communications package are the only portions of the project that have not been

let out to bid yet. Bids have been received though for the rest of the project. She mentioned that she had sent out the bid results on Friday. These had been sent out two ways so that they would be able to see them in case they were printing them out too. She told everyone that she could go over what bids they have received and for which bid packages. They have fourteen alternates so all of the data has been compiled for each of the alternates that would affect any of the actual base bids. She said that she also had sent out an updated cost summary. She told them that she didn't know if anyone wanted to talk about the various bid numbers or if they just wanted to concentrate on the low bid numbers. Councilor Guy Drapeau confirmed that they would want to at least talk about plumbing and Lorel Purcell said they would definitely talk about that.

Lorel Purcell referred to the project cost summary that she sent out and she said that plugged in the apparent low bidder for each of the trade packages. She told them that she had a note at the bottom of Page 2 of this that stated that they are \$116,604 over their budget. It stated in red about if the apparent low plumbing contractor withdraws his bid because they had verbally heard on Friday that this contractor thought he had made a mistake and she said that the calculation was put in to see what would happen to the overall budget. The low bidder had called on Friday saying that he thought he had made a mistake. The low bidder was called and told that he is within their budget so he was asked to take a close look at it and he was asked to check his quantities. The low bidder looked over his bid this past weekend and he sent an official notice this afternoon. The low bidder is saying that this error was in his estimating software and he had plugged the wrong scale in. This was due to varying scales that are on the drawings. The low bidder gave a letter and a reason as to why he is withdrawing his bid. She explained that this had all just happened today and when she had been presenting this information that this hadn't really been official yet.

Lorel Purcell said that quite a few plumbing bids had been received and there were five of them. There is a significant difference between the low bidder and the second bidder, which is Ferguson Mechanical Co. Inc., at \$3,347,000. She mentioned that the bid results for the second bidder, third bidder and fourth bidder are pretty close. Ferguson Mechanical Co., Inc. had offered a combination bid between HVAC and plumbing. If the low bidder gets thrown out and they go to the next responsible bidder then this would be Ferguson Mechanical Co., Inc. There would be somewhat of a combination savings. She said though that they are going to recommend that this package be rebid. She explained that if the plumbing contractor that she had referred to earlier in this meeting had made a mistake that it wasn't one that was \$1,000,000. She thinks that they will definitely save money if they are to go ahead and rebid the plumbing package but she couldn't guarantee that they would save half of this. She thinks that the bidders that came in at \$3,347,000, \$3,478,000 and \$3,497,000 are going to try to "shave" some dollars off in order to come down on their amounts.

Councilor Guy Drapeau asked how long they have known about the five bids that they had on the table right now. Lorel Purcell said since the afternoon of August 7, 2014. Councilor Guy Drapeau asked if that was when they all had come in. Lorel Purcell said yes and they all had come in at 2:00 p.m. on that date. Councilor Guy Drapeau confirmed that the \$2,000,000+ number had looked like a "bogey" obviously when they had got all of the numbers. Lorel Purcell said yes. She mentioned that there are some that are way lower than others when they go down the line and she mentioned one. Councilor Guy Drapeau said that is 25% over all of the

rest and he confirmed with Lorel Purcell that they only had a couple of days to look at that and say that it looks wrong. Lorel Purcell said yes. She mentioned again how the plumbing contractor had said verbally to them that he was thinking of withdrawing his bid but he was asked to take a look and to make sure that he wanted to withdraw his bid. She explained that they will come through sometimes. She mentioned again how the plumbing contractor didn't feel comfortable with the bid after he had spent the weekend looking at it and how he said he had made a mistake.

Commissioner Tom Beaudoin asked Lorel Purcell if she had said that the \$2,000,000 bid that DiRienzo Mechanical Contractors Inc. had put on the board was in line with the budget that she had. Lorel Purcell said that was a little less because they had a little over \$2,400,000 for the plumbing in their budget so she said that they were okay with the \$2,300,000. Commissioner Tom Beaudoin asked Lorel Purcell how confident she is that they are going to pick up something substantial enough that will offset the cost of putting this back out to bid if they were to do that. Lorel Purcell said it would just be a simple cost for the newspaper if they put this back out to bid. This would cost \$1,000 to do and she thinks that they will save significantly more than that amount by putting this out to bid. She said they also are going to take a look at identifying some items if there are some more cost savings that they can incorporate into this bid. She explained that they aren't going to just hit this with the same documents but Friar Associates is going to take a look at this with their plumbing engineer to see if there are any other cost saving measurements that they possibly could put into this.

Lorel Purcell asked if she could talk about the propane tank at this point and she was told yes. She told them that they have natural gas right now that feeds their brand new boilers. The natural gas line is considered an uninterruptable service from CNG. These boilers are also being fed right now by what she believes is a 5,000 gallon underground propane tank according to the design right now. This is supposed to be for a five day supply to run these boilers if something should happen to the natural gas supply. She said there is a conversion kit that converts this from propane to natural gas in the event of an emergency. They are looking at having this identified as an alternate at least so that they can see what this is costing. She told them that they might consider maybe not doing this work because this is something that could be done later on. This will be outside of the building and it will be completely independent of the heating system. This could always be added on at the end of the job if they have extra money. She said this is an idea that they are tossing around.

Chairman Bryan Addy asked about the other trades that would be affected if they rebid the plumbing and if they have that as an add alternate. He asked if those would have to be put back out to bid (i.e. such as excavation or any electrical, etc.). Lorel Purcell said she would prefer not putting this back out to bid. They will be meeting on Wednesday with the site contractor. There is an existing fuel oil 10,000 gallon tank in place of the 5,000 gallon tank. She said the idea would be to have the old fuel oil tank dug out and the propane tank would be put in its place. She would like Midstate Site Development to give them a credit if they abandon the underground fuel oil tank that is there and if they place what that value would be. She mentioned that the electric is pretty minor and it is one or two conduits. She would just have this done as a credit change order to the electrician. This would not be a significant impact on the trades. Chairman Bryan Addy said he just wanted to make sure that they are formal in the process.

Lorel Purcell said the drywall package was another package that they wanted to look at hard. At this point, Councilor Guy Drapeau said he wanted to mention before they moved on, that Lorel Purcell had put an estimate of \$2,400,000 (for the plumbing) if he understood this correctly and he said the estimate came in at \$3,400,000 from four different contractors. Lorel Purcell said yes and she said that the second bid came in at \$3,300,000+. Councilor Guy Drapeau told everyone that he wanted to make sure they got that.

Chairman Bryan Addy asked who had put together the budget for the plumbing and he asked why they didn't bid the job. Lorel Purcell said this company is called Building Evaluations and she believes that they are an estimating service only. That is all that they do and she said that they had a complete detailed breakdown from them. She said if she was scoping plumbing this week that she would try to figure out what happened there with the delta during the scope review meeting and she would try to figure out who was off with what. Chairman Bryan Addy said he knew the general practice is that a contractor will usually assist with the estimates and he was wondering if they had someone who looked at the plumbing too. Lorel Purcell was told that Modern did and she knew that Building Evaluations did as well. Chairman Bryan Addy didn't think that the rebidding of the plumbing is going to have the effect that they think it will. He mentioned that they are picking \$174,000 up on the combined number and this will put Ferguson Mechanical Co., Inc. at 10% lower than the other two plumbing numbers basically. He said that the other two contractors are saying that they aren't going to take \$300,000 off of their numbers so he said that they won't rebid this. He didn't know if they are going to be re-evaluating this and changing this scope or if this was just going to be an exercise. Lorel Purcell said they would like to re-evaluate this and change the scope. She explained that the quality of the plumbing fixtures won't be diminished and she said that venting is venting. They have an awful lot of gas piping. She is sure this has to do with all of the labs but she questioned if there is any way of looking at the gas piping. They have to have vents and sanitary for the plumbing. She said there isn't a lot of "fluff" in the plumbing and she said this is why it is odd that the bid amounts are off that much.

Commissioner Chris Ford thought that they would have to change something. He doesn't think that they would be able to have the same documents put back out.

Commissioner Tom Beaudoin asked if this building is being utilized as a shelter. Lorel Purcell said that it isn't officially but this is a place that will be used in the case of an emergency. Commissioner Tom Beaudoin said that they don't have to worry about the redundant propane to heat the building. Lorel Purcell said this wouldn't be as a requirement but there is a great desire on this project for it to be that way.

Chairwoman Nadine Bell said when they had gone out to referendum to the public that one of the items had been that Rocky Hill High School would be used as an emergency shelter. She told them that they need to keep that in mind.

Commissioner Tom Beaudoin said he probably would have to echo Chairman Bryan Addy's sentiments as a contractor and as someone who tends to bid a lot of these projects. Commissioner Tom Beaudoin said he probably would have bid this if he wasn't on the Public Buildings Commission. He explained that if it was one of the guys on the outside who was

looking in after having looked at a blended number that he certainly wasn't looking to "shave" \$300,000+ off of his bid going forward. He isn't sure what they are going to pick up unless they pick up DiRienzo Mechanical Contractors Inc., who will decide to come in to redo their bid and come in between where they had been and the \$1,000,000 that they had left on the table.

Councilor Guy Drapeau said that Lorel Purcell had mentioned that she would be talking to Friar Associates and he asked Mike Sorano to come to the microphone. Councilor Guy Drapeau asked Mike Sorano in his estimation, if he saw changes that would be worth it for them to take this out to bid again. Mike Sorano said the potential to change would be after there are discussions with facilities as to whether or not some of the gas piping could be eliminated and he said these are really going to be quantitative changes. Councilor Guy Drapeau asked Mike Sorano with the ideas that are in his head, if they are going to be into six figures with this. Mike Sorano said no and he said the propane system is going to be the big number. Councilor Guy Drapeau said this really isn't a plumbing related issue then but it is really an offset. Mike Sorano said that is right. Councilor Guy Drapeau told Chairman Bryan Addy and Commissioner Tom Beaudoin that they were right. Chairman Bryan Addy said that a couple of things on the plumbing end had already been Value Engineered back when and he mentioned some more. Mike Sorano said they have allowed ProPress into the bid. Chairman Bryan Addy said that they aren't going to get any cheaper.

Lorel Purcell told them that she was just explaining to them what the status of the plumbing is. She mentioned that the drywall package was another one where they were short on bidders. They were conflicting with a couple of other big jobs that were on the street at the same time as them. She said either the contractors didn't have the estimators to do the takeoff or the contractors were just going to be too busy with work. She told everyone that they would like to look at this scope of work from a drywall perspective in order to see if there are some ways of "shaving" some dollars off of that and also putting this out to bid again to see if they can get a couple of extra bidders because that might drive down the price a little bit. She doesn't know what they could pick up here but she said that it is worth a shot.

Lorel Purcell referred to one of their Value Engineering items. This was for them to go from wood ceilings to drywall soffits. She referred to the Council Chambers and said that room has drywall around it and acoustical tile in the middle of it. She mentioned that the soffits for Rocky Hill High School right now will be solid sheetrock and she referred to them maybe changing the design for this to be more like a band with some acoustical tile in it that might drive the cost down a little bit. She said there will also be abuse resistant drywall and Friar Associates will look at how high they will go with this. They might just carry this up six feet and then use regular drywall up on top. This would come up to some savings across the school. The drywall package is another bid package that she said they are looking at possibly having the bids rejected on and then going back out to rebid for this. She mentioned again that this would be so that they could pick up some extra bidders if they can and this would also be in case they can make some slight changes to the design without them impacting the quality.

Lorel Purcell said the other bid package where they only had two bidders was the one for the steel. They had known as of last Monday that Shepard Steel was dropping out. Shepard Steel was the only other bidder that they had known of that was bidding this. Shepard Steel wanted

them to extend the time and she said that they had been out to bid already for five weeks so they were told no. She said that she wasn't sure if they would have come in lower than the other two bidders they had. Steel is on the critical path so there would be a direct delay to the start of the job if they were to consider rebidding it. This is one of the long lead items and they have to start working on shop drawings. It takes a while for the steel to get fabricated and delivered, etc. She said that this is not something that they are saying should be rebid even though they only received two bids.

Commissioner Tom Beaudoin asked where this had come in, in relation to the budget. Lorel Purcell said there was \$1,150,000 in their budget and she said that this is \$1,500,000. Commissioner Tom Beaudoin said this is approximately \$350,000 higher and Lorel Purcell said yes. Commissioner Tom Beaudoin said that Sacred Heart was on the street the same day. Lorel Purcell said that there were two jobs ahead of her and he (Shepard Steel) just couldn't free up his estimator. She mentioned some more and she said she couldn't rely on Shepard Steel beating the amounts of the other two bidders.

Lorel Purcell told everyone that these are the bid results. She mentioned again that they were \$116,000 over budget before the issue they had with the plumber. She then asked Acting Town Manager/Finance Director John Mehr if he had received a letter from the low bid fire protection contractor. Acting Town Manager/Finance Director John Mehr said yes. Lorel Purcell said she didn't but she said that he apparently has withdrawn his bid. She was asked who had pulled out and she said that this was Hhs Mechanical Contractors. She said that when she was on the phone with this contractor that he told her he had missed one hundred and twenty-five sprinkler heads on a drawing but she didn't know what was in the letter that he had given to the Town.

Commissioner Sal Ganci asked while they were waiting for a copy of this letter now, if they could go back to discuss a little bit more about the drywall and the acoustical ceiling. He asked if they looked at what was budgeted and combined. Lorel Purcell said yes. Commissioner Sal Ganci asked if they looked at what their bids had come in combined. Lorel Purcell said yes and she said that they are the same number basically but they do want to try to "shave" some costs off of the drywall though. She doesn't know if there is anything that they can do about the acoustical scope of work because the tile is pretty basic. She explained some more. Commissioner Sal Ganci asked if it would make sense for them to try to go in and get some value credits upfront with the low bidder as opposed to them going back out to bid. Lorel Purcell said she supposed so but she said they wouldn't see this unless they bid it. Commissioner Sal Ganci said they won't see the entire amount but they will see something. Lorel Purcell said yes. She said that this would be an option but she just thought that she might be able to pick some other bidders up.

Commissioner Tom Beaudoin asked if GDS Contracting Group bid this. Lorel Purcell said GDS Contracting Group did bid this and Professional Drywall Construction did too. Commissioner Tom Beaudoin asked if those were the only two. Lorel Purcell said they were. They aren't short drywall contractors like they are for steel she said. There are a lot of drywall bidders but they just couldn't attract them for this job in this time period. She said she was hoping that she would get more if they hit the street for three weeks but she said that they can also just negotiate with the low bidder. Commissioner Sal Ganci said they had \$1,300,000 plus \$600,000 out of the

budget. He said they basically could just flip flop this by about \$300,000 but he said this has always combined the same number. Lorel Purcell said the two of these are right on their budget but she said that it would be nice to “shave” some dollars if they could. Commissioner Chris Ford mentioned how they could “shave” some dollars if they switched from gypsum to something else. He asked if they have gotten into a change order with the acoustical contractor. Lorel Purcell said the acoustical contractor hasn’t called them yet but there is a significant cost difference between the low bidder, second bidder, third bidder and fourth bidder. For acoustical, she normally doesn’t see these kinds of swings. She went over the bids and said this was a very odd bid result for acoustical. Chairman Bryan Addy asked what the budget is for acoustical. Lorel Purcell said they had this flip flopped and this was supposed to be around \$660,000. The drywall was listed as \$667,000 and the acoustical was listed as \$900,000+. Those were flip flopped. She said the bid amount for \$572,000 is within their budget amount but she is waiting to see if that contractor (Central Conn Acoustics, Inc.) is going to contact them to see if he is going to withdraw his bid. She asked Acting Town Manager/Finance Director John Mehr if he has heard from Central Conn Acoustics, Inc. and he said no.

Commissioner Chris Ford thinks the other number that had a big difference for the low is flooring. He didn’t know if anything has come through for that. Lorel Purcell said that nobody has contacted her for that. She said that M. Frank Higgins & Co. Inc. is a fine contractor but he didn’t contact them. Chairman Bryan Addy mentioned Hhs Mechanical Contractors and he said they are also a fine contractor. Lorel Purcell said that they would hear by either today or tomorrow because she thinks that they have five days to withdraw. Commissioner Sal Ganci referred to the contractors (Hhs Mechanical Contractors and DiRienzo Mechanical Contractors, Inc.) who have backed out already and he asked if that is already accounted for in the \$1,018,000. Lorel Purcell said no and that just the plumbing is accounted for. She said that Hhs Mechanical Contractors just literally came up today. She said that she had already sent this out on Friday. There is a difference of \$170,000 here. Commissioner Tom Beaudoin asked if Hhs Mechanical Contractors is the next bidder. Commissioner Sal Ganci said they were reaching almost \$1,200,000 over budget at this point. Chairwoman Nadine Bell said this is almost \$1,300,000.

Lorel Purcell wasn’t sure if they could look at the fire protection scope of work because she said that fire protection is fire protection. She told them that they could try. The contractor claims that he had made a \$55,000 mistake. She said this might be another one that might be worth rebidding. Commissioner Sal Ganci said that unless something pops up that there will not be a lot to bid on out there in the next three weeks. He told them that people might get desperate needing work so this might be in their favor.

Commissioner Sal Ganci referred to the equipment (kitchen and mechanical, etc.) and he asked if they will be looking at that after as well. Lorel Purcell said they will be looking at that. She has sent an e-mail to Kittredge, who is their low bid for food service, and she asked him to take a look at the counter that is specified. She said that they will be meeting this week with all of the big contracts. She had called everyone on Friday when she was scheduling their scope reviews. She told them that the project is over budget so they are looking for some dollars. She told them that they need to get the dollars down. They are also going to be identifying some cost savings when they meet to do the scope reviews. She is hoping to come back next Monday evening with

at least some Value Engineering ideas that they are considering so that there will be a comfort level at least of some sort as to where they financially will be. Commissioner Sal Ganci asked if they could wait until next week with regards to making a decision on awarding any of these contracts. Lorel Purcell said the plan is to award these on Monday evening but she will understand if this is an issue for then if they are over budget. She doesn't know for information wise, what dollars she will have available for Monday evening because they will just have gone through the scoping and they will be talking about changes. She doesn't know if she will be able to commit any of the contractors to some dollars that quickly but she said that it will be nice to have some ballpark numbers for Monday. Commissioner Sal Ganci said they would be met with this week so even if they can get half of them to agree then they will have a better idea at least before they make a final decision. Lorel Purcell said right. Commissioner Sal Ganci referred to them picking another \$500,000 up and that would make them change their mind as to whether or not to have certain things put out to bid. Lorel Purcell agreed. She mentioned that nobody is off of the hook and it doesn't matter whether they are under budget or on budget because everyone is looking for changes.

Commissioner Sal Ganci referred to the \$50,000,000 and he told them that they have to be able to come close to another \$1,000,000 in savings, whether this will be Value Engineering or some design changes. Lorel Purcell said right. Commissioner Sal Ganci said it shouldn't be hard to get there and he asked Lorel Purcell if she agreed. Lorel Purcell agreed. Commissioner Tom Beaudoin said he thinks this is as long as they aren't compromising the intent of what has been out there because he said this budget has already come up to \$50,000,000 from \$44,000,000 or \$46,000,000. He doesn't think that taxpayers want to sit back and say they are compromising. He said that he certainly doesn't want to be in the position that people were in, in Meriden, where they had to compromise on the scope of work that was being installed in order to lower the amount of the work done. He thinks that it would behoove them to put some of these packages back out so that they can pick some money up. Commissioner Sal Ganci said it sounds like they are only looking at putting one or two of them back out to bid. He thinks they have to move on the steel. Commissioner Tom Beaudoin said they have to get the shop drawings done if they want to start meeting the schedule. Lorel Purcell said right. She said drywall is the one that they would consider rebidding unless they want to try negotiating with the low bidder. She wasn't planning on doing that because she thought that they could pick a couple of extra bidders up. That would help to drive the price down. She mentioned that she is anticipating acoustical because she thinks there is something wrong with that probably. She also mentioned fire protection because she thinks they can save money with that and then she mentioned the plumbing. She said that she isn't sure who has the authority to reject bids. She was thinking of hitting the street in the middle of next week so that there will be the last week of August and the week of Labor Day so that bids can be brought in on September 9, 2014. She wants to give Friar Associates time to make any changes that they need to. Commissioner Tom Beaudoin said one of his concerns with rebidding this is if this is put out to bid and the contractors who had made mistakes correct their bids. The contractors will then come in and they will still be low. He said they would be rewarding a guy who is given "a second bite of the apple" on a bid project. This doesn't make him feel good at all as a contractor when he is putting the effort and the time in to bid a job. Lorel Purcell said right. She mentioned about if this wasn't such a huge amount of money. Councilor Guy Drapeau said the low contractor dropped for the plumbing so they do have an opportunity to put this back out to bid if they want. Commissioner Tom Beaudoin said

right. He gave an example of this going back out to bid and if DiRienzo Mechanical Contractors, Inc. bids this again. DiRienzo Mechanical Contractors, Inc. will make up for his mistake and he then will end up coming in low again. He explained that DiRienzo Mechanical Contractors, Inc. “got a second bite at the apple” to come in and fix his number. He mentioned that these contractors are spending thousands of dollars to put the bids together. Councilor Guy Drapeau said the taxpayers are paying millions of dollars so he would be willing to let the contractors “burn a little oil”. Commissioner Tom Beaudoin said he has no problem with that but his concern is the message that they might be sending by awarding someone who had made a mistake and then comes in low again. Commissioner Sal Ganci said this is also part of the business and he told Commissioner Tom Beaudoin that they both have been through this a number of times. Commissioner Tom Beaudoin said he has but it doesn’t mean that he has to like it. Commissioner Sal Ganci said that he doesn’t either but he said that they are “on this side of the fence now”. Commissioner Chris Ford said the other difference is that they are doing this because they are over budget.

Chairman Bryan Addy asked Lorel Purcell if there was any chance of her talking to Modern Mechanical, who had attended the mandatory pre-bid in order to see if they would like to bid the job to get them as close as possible to their budget. Lorel Purcell said that would be nice and she said that she would call them.

Lorel Purcell told everyone that she thought she had gone over all of the documentation that she had handed out. Commissioner Sal Ganci said he wasn’t 100% clear yet and he asked if they were going to be voting on anything this evening to go forward or he asked if they were just going to wait until next week. Councilor Guy Drapeau mentioned September 9, 2014. Chairwoman Nadine Bell said she had spoken to Acting Town Manager/Finance Director John Mehr before this evening’s meeting and she said it is the Town Council who will have to vote to award the bids. Chairwoman Nadine Bell told everyone at this level that they could make a recommendation for those awards and they can make a recommendation to reject certain bids and go back out. That doesn’t need Town Council approval. Acting Town Manager/Finance Director John Mehr thinks that this would be more about them approving to go out to rebid certain trade packages. He said there is the understanding that scope reviews will be done on the low bidders that they aren’t rebidding. He told them that they will have to decide what their plans are for next Monday or for the coming few days. He knows the schedule had been hinging on awarding the bids next week. Lorel Purcell said that is correct.

Acting Town Manager/Finance Director John Mehr asked them if there are key ones that they would want to award next week as opposed to the eighteen or however many they were planning on awarding. Lorel Purcell said the steel and the concrete are hot. Commissioner Tom Beaudoin mentioned site and abatement. Lorel Purcell said site, abatement, steel and concrete would be critical in order to keep them on schedule. She said that they would need 1.01B (Abatement & Demolition), 1.02 (Sitework), 1.03 (Concrete) and 1.05 (Structural Steel & Misc. Metals). She said it would be really good too for them to have an electrician onboard. She explained that mechanical is important because they will want to start their above ceiling coordination. Commissioner Sal Ganci referred to 1.06 (General Trades) and he asked if there is anything in that that they should be concerned with that would stop them for not awarding that. Lorel Purcell said she would be scoping him (A. Secondo & Son, Inc.) on Friday and she already asked

him about what he has for cost savings as well, along with some Value Engineering ideas. Commissioner Sal Ganci guessed that the question he was asking was how A. Secondo & Son, Inc. would affect the schedule and if there is anything in his critical path like door frames, which are long lead items. Lorel Purcell said those are long lead items. Commissioner Tom Beaudoin said that they could do this until they get their mason onboard anyways. Commissioner Sal Ganci said there is a lot of drywall in this. Commissioner Tom Beaudoin said if they are going to put this out to bid that they are still waiting on the drywall. Lorel Purcell said they are talking a month for getting the second grouping of the trades. Commissioner Sal Ganci said he was using that as an example. He told them how they are talking about steel and concrete. He said there are a couple of things and he told Chairman Bryan Addy that he could probably answer this better. Chairman Bryan Addy thought the intent was that they were going to go through this to see if they were going to accept any alternates today and he said that obviously isn't something that they are considering at this point. The only thing that they could vote on was to reject certain packages and put them out to rebid. Lorel Purcell told them that she thought they should talk about the alternates to see if they are okay with not accepting any of them. She told them that they might as well go through the list. Commissioner Sal Ganci said this would help them to eventually determine the overall budget. Chairman Bryan Addy asked them if they wanted to wait until they had all of the packages rebid and until everything is back in. Lorel Purcell said she had looked quickly to see if an alternate had impacted the bidding of something else. She referred to the changes that were done with the rooftop screens (equipment screens) because that was throwing things off. She mentioned that not too many of the alternates impact different trade packages and she said that she is pretty sure that there aren't any alternates that made a difference as to who their low bidder was. Chairman Bryan Addy asked why they should bother discussing what the alternates are until they know what the final number is. Lorel Purcell told them that they needed to be aware that they needed to have Alternate 10 (different manufacturers for temperature controls) awarded. They need this for the project so they need to pick one of them. She mentioned that Alternate 10B (Alerton) was plugged in for their calculations and she explained some more.

Chairman Bryan Addy asked if there is an existing BMS that Rocky Hill Public Schools have for the controls and he asked what the compatibility is. He asked if there will be any cost beyond this if they have to switch over other items (i.e. spools, etc.). He said that the basis of design obviously will be someone who they want who works with what they have. Lorel Purcell said right. Chairman Bryan Addy said it will be cheaper if they go with something else but that will end up costing them hundreds of thousands of dollars to upgrade other portions. Commissioner Tom Beaudoin referred to Invensys and Lorel Purcell said that is for the entire Town district. Commissioner Tom Beaudoin said if they go with a different control guy that they are going to have one school that wouldn't be having that. Chairman Bryan Addy asked what the compatibility would be. Lorel Purcell said they are supposed to be able to interface but she knows that there are issues sometimes. This will be a question of if they want to spend \$325,000 extra for Invensys. Commissioner Tom Beaudoin asked if anyone had talked to them and he mentioned that this was one of the things that he had addressed early on. He thought it had come back that the Design Team had looked at that but he still thinks that this is over-engineered.

Mike Sorano referred to the process that had been mandated a few years ago, which was that the building needs to meet Connecticut High Performance Building Standards, which are really

LEED Silver essentially. The current building, as it is designed now, meets LEED Silver. It is 23.5% above the baseline. He explained some more about this. He told Commissioner Tom Beaudoin that his instinct is that this is overdesigned because there are so many controls going on. Mike Sorano said this is for opening and shutting dampers and energy reheat, etc. He told them that they wouldn't see this on a commercial building or a conventional one. This is one of the drivers of this expensive package. This will be 25% more efficient than a building that is really efficient. There is a cost to this. He said this was mandated by the State. He mentioned that they had run the energy model to modify this package and he explained some more about that. Lorel Purcell said when they have their scope review with Ferguson Mechanical Co., Inc. this week that they can certainly ask them if there is any way for them to cut some costs. Commissioner Sal Ganci asked Mike Sorano if he knew what the cost recovery is on this for the extra package they are paying for. Commissioner Sal Ganci then mentioned that this would be for the operating. He said it was just mentioned that there would be 25% savings and he asked over how long a period of time this would be for. Mike Sorano said that he didn't have this off of the top of his head so he told Commissioner Sal Ganci that he would have to get back to him. Commissioner Chris Ford said they were talking about the level of controls and he said the other bidders would have had the same complexity in their numbers. Mike Sorano said that is correct. Commissioner Chris Ford said the difference in cost is that one guy knows that he is the guy in Town but the other guys aren't. Mike Sorano said they are paying for control points. Commissioner Chris Ford said three of the numbers are based on the same ones. Mike Sorano said they are all based on the same amount of controls. There will be an overhaul of the system if they dial this back down he said. He said that he has to be at a minimum of 18% to get the first point and he has to be above 22.5% for the second point. He hasn't tried with this project yet to dial this down and he doesn't know how many control points they would lose. He doesn't know what kind of value there would be in dialing 5% energy efficiency down. He told them that he thinks they would be better off looking at the plumbing and at the drywall. He is standing behind the recommendations that O & G Industries, Inc. made. He told them that he thinks they should allow him to have an opportunity to talk with the Town about some of the gas piping and some of the plumbing fixtures. He also told them that they could take a look at the abuse resistant drywall versus the regular one. He thinks they will "bite away" at quite a bit of this just by them rebidding this and making it more competitive.

Chairman Bryan Addy asked Lorel Purcell that based on what she has done before if she thinks that they could have the control package rebid somehow because this is typically built into the base bid of the mechanical contractor. Chairman Bryan Addy said that sometimes the mechanical contractor takes into account the buying out of that portion of the job into their estimate after the fact. Now that these have been made into alternates, he said that they take away the buyout of the controls that the HVAC contractor would look forward to after the bid. He said that without rebidding the mechanical, he doesn't know how they can approach this. He mentioned that this is a good idea to have this done as an alternate so that they can selectively pick which contractor they want but he thinks dollar wise that this hurt them. He then told them that Commissioner Tom Beaudoin knows about this and how he wouldn't make light fixtures an add alternate because he would take into account the buying out of the light fixtures competitively after the fact. Chairman Bryan Addy told everyone that he doesn't know how they can approach having the controls rebid because the bidders are all pretty close. He mentioned that Ferguson Mechanical Co. Inc., didn't have Automated Logic's number but a couple of the

contractors did. Three control contractors are within \$100,000 of each other. He asked if they used the same thought process on the plumbing, if they could put that out to bid. Ken Biega said his only concern with this is that on the street, they all know the numbers too. He asked how much they could change this possibly for the contractors to come back and say that they can give a better price. He said that his thought was if they should talk with Ferguson Mechanical Co. Inc., and tell them that the Town would like Contractor "X", "Y", "Z" and he asked if Ferguson Mechanical Co., Inc., could do this for the lowest add alternate price because he wasn't the lowest. He explained some more. Chairman Bryan Addy said that he didn't know the formal steps and he wanted to make sure that those are being followed in negotiations, etc. Lorel Purcell said her approach would be to ask Ferguson Mechanical Co. Inc., to take a look and to see what could be reduced for their scope of work.

Chairman Bryan Addy referred to Alternate 8. He said this was a \$5,000 adder to replace new retaining walls outside the lower level filter room. He thinks there has been a serious issue in that area with the facilities people and he thought the price was a bargain. He asked Jim Sollmi if he was correct about that. Lorel Purcell confirmed that Marguerite Concrete Inc. didn't bid Alternate 8. Chairman Bryan Addy said that he had just been looking at the site package and he was thinking that these were modular so he then said never mind. Lorel Purcell said Marguerite Concrete Inc. should have bid the concrete. She had three other concrete bidders and she mentioned those bid ranges. She said that she will ask Marguerite Concrete Inc. to take a look at that when she has her scope review meeting with him. She told them that she didn't know if they are planning on having this done but \$5,000 would just be for the site contractor. Chairman Bryan Addy asked Lorel Purcell if the summary sheet for the bid results that she had issued was incorrect. Lorel Purcell said that was correct and that he (Marguerite Concrete Inc.) had bid zero so this would just be a matter of him doing this for zero if they chose that alternate. Chairman Bryan Addy said they won't make a decision on this until people are scoped out any way. Lorel Purcell gave an example of Marguerite Concrete Inc. saying that he "is not going to eat it" and that he is going to walk away from the job. She then referred to the next two low bidders. She doesn't know how they would handle this and she mentioned again how Marguerite Concrete Inc. had issued no bid. Chairman Bryan Addy told Lorel Purcell that this is something for her to keep in mind during her scope review.

Lorel Purcell told everyone that she had a schedule to hand out and she did this at this point. She told them that she thought the special testing lab information was being presented this evening. They are still on target with the finalization of the communications and security bid documents. She mentioned that she didn't put the whole rebidding process on this schedule. She referred again to the goal she had mentioned about maybe hitting the street next Wednesday and having the bids come in on September 9, 2014. This will still be out to bid for security and communications at that same time. She isn't anticipating have the scope and the award of security until October 2014.

Lorel Purcell referred to the preliminary work activities on the schedule. She said that the abatement has started and that is on schedule. She referred to the mechanical shop drawings, steel shop drawings and the rebar shop drawings. She said that these will be starting after the Town Council meeting. If they can award next Monday, she said that they are anticipating that the start date will be September 15, 2014.

Commissioner Tom Beaudoin asked for a Point of Clarification so that all of them are on the same page. He asked if the two packages (communications and security) aren't included as of yet in the base number. Lorel Purcell said that dollars are being carried for them in the base number. For communications, \$830,000 is being carried and \$300,000 is being carried for security.

Lorel Purcell referred to the scope review meetings. She said that she had sent an e-mail out about this but she didn't invite anyone specifically. Scope review meetings will be held starting this Wednesday afternoon and they will be scoping with the sitework contractor and with the abatement and demolition contractor. On Thursday, they will be scoping with the electrical contractor and the HVAC contractor. They will be scoping with the general trades, steel and concrete contractors on Friday. These meetings will all be held in Rocky Hill.

Chairwoman Nadine Bell said she was going to recap now. She mentioned that the action they needed to take was to accept the bids for steel, concrete, site, abatement, mechanical and electrical. Councilor Guy Drapeau said Alternate 10B too. Lorel Purcell told them that she thought they were just going to reject the bids this evening or she asked them if they wanted to accept them. Chairwoman Nadine Bell said they could make a recommendation to the Town Council to accept these on Monday. Lorel Purcell asked them if they would be meeting next Monday again before the Town Council meeting. Chairwoman Nadine Bell said no. Ken Biega referred to what Lorel Purcell had said about everything pending the scope reviews in case something comes up at those that they aren't comfortable with. Chairwoman Nadine Bell asked everyone if they were comfortable making recommendations to the Town Council pending the scope reviews. Commissioner Sal Ganci said he thought they would have to do this and he said they already have one alternate that they know is a problem (Marguerite Concrete Inc.). He mentioned if they even want to accept that because that is something that Chairman Bryan Addy feels strongly about and he had made a good argument as to why. Commissioner Sal Ganci mentioned about if they can get Marguerite Concrete Inc. to go for zero. Lorel Purcell mentioned that she has done that before.

Chairwoman Nadine Bell said they would have another motion with regards to rejecting the plumbing and the drywall. Lorel Purcell mentioned fire protection also. She asked what they are going to do about acoustical because that contractor hadn't withdrawn his bid as of this evening. Commissioner Sal Ganci said that is \$300,000+ and even if they save 10%, this will be \$30,000. Commissioner Tom Beaudoin said that wasn't it and this was about the contractor being substantially lower than what the budget is. Lorel Purcell said the contractor just hasn't told her yet if he is withdrawing so she didn't know if his bid is any good. Chairman Bryan Addy said the second lower bidder had withdrawn. Lorel Purcell told them to wait on that. Commissioner Sal Ganci said that they had to go back to the combined bids and he said that the budget had been based on a different design. He said that they have to combine the drywall and the acoustical. He mentioned that overall, those two numbers are not that far off if they are combined and compared to the budget. He said that this will be an opportunity for them to get more activity with the drywall, as well as them getting the possible change of design as an alternate he guessed because they were talking about changing some of the ceiling details maybe. Lorel Purcell said that she wasn't going to do that as an alternate. Councilor Guy Drapeau asked if they are keeping Alternate 10B. Commissioner Tom Beaudoin suggested that they table this for right

now. He said they are going to have issues especially if they have one school that is going to be different from everything else in Town. Commissioner Sal Ganci said he had to listen to Commissioner Tom Beaudoin because this is his expertise here.

Acting Town Manager/Finance Director John Mehr asked if they are going to rebid fire protection, plumbing and drywall. Lorel Purcell said that is correct. Councilor Guy Drapeau said that will be what they are going to be rejecting. He said they will be rejecting acoustics, drywall, plumbing and fire protection. Lorel Purcell thought they were just rejecting drywall and Commissioner Sal Ganci said it would be drywall only. Lorel Purcell said that they didn't have to act on acoustics right now. Commissioner Sal Ganci said this is a design issue. Commissioner Tom Beaudoin said this isn't a question of rebidding but this is a matter of whether or not the contractor withdraws his bid. Lorel Purcell said that is correct. Commissioner Tom Beaudoin said the second bidder that was higher than him has already withdrawn his bid. Lorel Purcell said he hasn't withdrawn his bid officially so she said that they can wait on it. Councilor Guy Drapeau confirmed then that they are going to accept the sitework, concrete, steel, electricity, mechanical and abatement pending scope reviews. Commissioner Sal Ganci said he believes so.

Chairwoman Nadine Bell asked if they had a motion. Councilor Guy Drapeau asked the Public Buildings Commission if they wanted to do this first. Chairman Bryan Addy asked if they wanted to handle this by having this go through the Public Buildings Commission and then onto the Government Operations Committee. He then said that he would like to see the acoustical bidding at the same time as the drywall and having them possibly bidding a combined drywall/acoustical package. Lorel Purcell said okay and that they could do this. Chairman Bryan Addy said that this would be similar to the plumbing and mechanical. He explained that if they find out that the acoustical is all "wet" that they can't go to the \$572,000 and Lorel Purcell said they would like not to. Chairman Bryan Addy said they would have to bid that out separately. He explained from his perspective that the dynamics of the bidding would be screwed up if they already have put the drywall out and they have a drywall contractor who is low. Lorel Purcell said that she would like to call Central Conn. Acoustics, Inc. seeing that he didn't call them and she asked everyone if she should at least ask him how he feels about his number. She is assuming that Central Conn. Acoustics, Inc. is going to withdraw but she is not sure if he will. Commissioner Tom Beaudoin said he certainly doesn't want to have someone into the job and then they are going to have a bad job, etc. He said that he would be surprised if Central Conn. Acoustics, Inc. didn't already take a look at the numbers. Lorel Purcell said what is kind of crazy is that she hasn't heard from Central Conn. Acoustics, Inc. Chairman Bryan Addy questioned if O & G Industries, Inc. has the authority to reject bids. He then said if they are rebidding the drywall that he would like to see the acoustics being rebid with that and he said that this is especially if they know what they are dealing with. He referred to how Acoustics Inc. and Central Conn. Acoustics, Inc., who had bid the acoustical, had numbers that are under the budget number. He said they normally bid the drywall packages but they are too busy. He then mentioned A & A Acoustics and H. Carr. He said those contractors should be bidding on this job and he was surprised that he didn't see them on the list. Those contractors do acoustical. He said that he would like to see combined numbers from them for drywall and acoustical. He would like to make a recommendation to have the acoustical numbers rejected as well. Lorel Purcell said okay. Commissioner Chris Ford asked them if they are nervous that they are losing

\$200,000 in savings there though. He asked if this could end up costing them money if the \$370,000 goes away, etc. and if they rebid. Chairman Bryan Addy said it would be nice for them to have this information now. Ken Biega told them about Lorel Purcell making a call about the acoustical and then sending an e-mail out. Ken Biega said they could take action pending Lorel Purcell doing this. Chairman Bryan Addy said a separate motion could be made and Ken Biega agreed.

Chairman Bryan Addy asked the Public Buildings Commission if there was a motion with regards to the rejection of the acoustical bids pending O & G Industries, Inc.'s correspondence with the apparent low bidder.

Commissioner Tom Beaudoin made a motion to recommend the rejection of the acoustical bids pending O & G Industries, Inc.'s correspondence with the apparent low bidder. The motion was seconded by Commissioner Chris Ford and adopted unanimously by those present from the Public Buildings Commission. (Commissioner Peter Parrotta was absent.)

Before this motion was voted on, Chairman Bryan Addy asked if there was any discussion and there was none.

At this point, the motion was voted on.

Councilor Guy Drapeau made a motion to recommend rejection of the acoustical bid pending a conversation or correspondence with O & G Industries, Inc. and the current low bidder. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee. (Councilor Tim Moriarty was absent.)

Chairman Bryan Addy said that he would entertain a motion to have bid package 1.09 (Drywall), 1.15 (Plumbing) and 1.16 (Fire Protection) rebid.

Commissioner Chris Ford made a motion to rebid the bid packages for 1.09 Drywall, 1.15 Plumbing, and 1.16 Fire Protection. The motion was seconded by Commissioner Sal Ganci and adopted unanimously by those present from the Public Buildings Commission. (Commissioner Peter Parrotta was absent.)

Before the motion was voted on, Chairman Bryan Addy asked if there was any discussion and there was none.

At this point, the motion was voted on.

Councilor Guy Drapeau made a motion to reject the bid packages for 1.09 Drywall, 1.15 Plumbing, and 1.16 Fire Protection. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee. (Councilor Tim Moriarty was absent.)

Lorel Purcell asked if they voted to accept the other bid packages. Chairwoman Nadine Bell said not yet. Councilor Guy Drapeau told Lorel Purcell that this would be pending her scope reviews. Chairman Bryan Addy confirmed what the critical ones would be. Lorel Purcell said this would be 1.01B (Abatement & Demolition), 1.02 (Sitework), 1.03 (Concrete), 1.05 (Structural Steel & Misc. Metals), 1.17 (HVAC) and 1.18 (Electrical). Jim Sollmi asked them why they didn't just accept all of them because they will be doing all of the scope reviews eventually and these will be pending all of those. He gave an example of if they do roofing two weeks from now and how they wouldn't come back then to ask these Committees, etc. for their approval. Lorel Purcell said this gets a little crazy so she was going to split these up. She has the scope and award of critical trades on her schedule and then she has the scope and award for everyone else. Jim Sollmi said they will want all of them so he personally thinks what he had just mentioned would be a better way to go. This way they won't have to pick and choose and then come back later. He told them that they have rejected the ones that they want to rebid so he told them that his recommendation is for them to go ahead and approve all of the others subject to the scope reviews. Commissioner Chris Ford asked if there would be any schedule impact because he said that typically they would approve these after they have been scoped out. Lorel Purcell said that is right and she said the idea is that the Town Council would be approving these next Monday. Jim Sollmi said that isn't going to happen. Councilor Guy Drapeau told Jim Sollmi that if the scope reviews come back favorably then they have identified the six critical path ones so that they will be able to vote at the Town Council level on these six on Monday. Lorel Purcell said right. Councilor Guy Drapeau said they won't be able to do this if they put them all in one spot. Lorel Purcell agreed because she said that she wouldn't have scoped them yet. Acting Town Manager/Finance Director John Mehr said there isn't going to be a meeting next week for the Committees that are meeting right now. Councilor Guy Drapeau said that is correct. He said when they (O & G Industries, Inc.) come back in later in the week saying that they recommend going to the Town Council with these packages then those will be brought to the Town Council for their review and approval. The only ones that they will discuss again at the level of these Committees' present now will be the three bid packages that have been rejected and the bid package that is pending to be rejected. Chairwoman Nadine Bell thinks the point is that they are only going to bring four of these to the Town Council and these are the ones that are on the critical path. The others will be brought to the next Town Council meeting. This will be after the scope reviews. Lorel Purcell said right and she said they will have the other bids in. Commissioner Chris Ford said that he thinks the other part of this is that they will want to have a better handle on the budget before they commit fourteen of the eighteen packages for example, and they have no "wiggle room". Lorel Purcell said right.

Chairman Bryan Addy asked Lorel Purcell if there were any issues with the combined HVAC/plumbing number if they put the plumbing portion of this out to bid. Chairman Bryan Addy then gave an example of the plumbing numbers coming in over \$3,173,000 and them rejecting all of those bids. He asked if they can go back to Ferguson Mechanical Co. Inc.'s combined number. Lorel Purcell mentioned about Ferguson Mechanical Co. Inc. still honoring the combined bid if this is given to him. Chairman Bryan Addy asked if it is correct that the combined number is still valid because they technically aren't rejecting the combined package. Commissioner Tom Beaudoin said that he has seen this done before where the rebids have been rejected and they have decided to go with the original bid. Lorel Purcell said okay and she said this is as long as the bidder is willing to entertain the number. Commissioner Tom Beaudoin

said yes. Chairman Bryan Addy said they are technically not rejecting the combined package. Lorel Purcell said that is true and she said that is a good legal one.

Chairman Bryan Addy asked if the abatement & demolition contractor has been talked with. He said that he knows there is no cost savings here but he asked why this is almost \$500,000 over budget. Lorel Purcell said that she would like to find out what happened there so she said that she will find this out in the scope review. Chairman Bryan Addy said they can't do anything about this. Commissioner Tom Beaudoin said the contractors are busy. Lorel Purcell said that is true but she said that she is going to find out why this is over. Chairman Bryan Addy asked if there is something in the bid documents that is throwing the contractors off. Lorel Purcell said she is going to ask all of the contractors that when they meet with them. She is going to be after cost savings but she doesn't think that she can save anything with demo because demo is demo. Commissioner Sal Ganci said this is all the more reason why they have to stick to the five critical ones. Chairman Bryan Addy said they are at six now.

Chairman Bryan Addy said he would entertain a motion to recommend the award of bids to the six trade packages (critical ones) pending further scope review. These six trade packages are for the abatement and demolition, sitework, structural steel and misc. metals, concrete, HVAC and the electrical. He asked what is being done on the alternate and Chairwoman Nadine Bell said nothing. Ken Biega mentioned about them holding off on the decisions as to which ones they want to go with because of Lorel Purcell having some additional conversation with Ferguson Mechanical Co. Inc. and he said that the actual physical dollar amount to each contractor will be coming back to the Town Council. Chairman Bryan Addy said that the motion will be to recommend the award to the low apparent contractor pending scope review for the six critical trade packages.

Commissioner Chris Ford made a motion to approve the award of bid for 1.01B Abatement & Demolition, 1.02 Sitework, 1.03 Concrete, 1.05 Structural Steel & Misc. Metals, 1.17 HVAC, and 1.18 Electrical pending scope review. The motion was seconded by Vice Chairman Todd Marchand and adopted unanimously by those present from the Public Buildings Commission. (Commissioner Peter Parrotta was absent.)

Before this motion was voted on, Chairman Bryan Addy asked if there was any discussion and there was none.

At this point, the motion was voted on.

Councilor Guy Drapeau made a motion to approve the award of bid for 1.01B Abatement & Demolition, 1.02 Sitework, 1.03 Concrete, 1.05 Structural Steel & Misc. Metals, 1.17 HVAC, and 1.18 Electrical pending further scope review. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee. (Councilor Tim Moriarty was absent.)

Commissioner Tom Beaudoin said they currently aren't taking any of the add alternates or deduct ones. He asked if these are going to be held in the contract if they chose to take these down the road subsequently. Lorel Purcell said all of the prices will be held for one hundred and

twenty days from the bid due date. They sometimes write an arbitrary date in (i.e. six months from now) but she said that they really don't like to do that much later than that. She explained that these will have to be issued as change orders if they aren't ordered with the contract. She said this is why Alternate 10 (A., B., or C.) will have to be awarded with the contract or it will be a change order later on and she said that they don't want that. Commissioner Tom Beaudoin said he was more concerned on the electrical end with the lightning protection and he said this would be especially when they do the extensive amount of communication that will be done in the Rocky Hill High School building. He said that they might want to think about looking at this somewhere down the road. Lorel Purcell said she will ask each of the contractors who she will be meeting with if they would be willing to hold their alternate pricing for six months. She said that she will pick a date and this will be written into their contract. Commissioner Tom Beaudoin said that they can't do anything with this until they do the roof anyways. Chairman Bryan Addy asked if this could be made for multiple years. This would be just because they have a project that is for three years. He said this would be for if something isn't happening with the last phase and if they make a decision after that period.

Chairwoman Nadine Bell asked if they were good on the motions. Acting Town Manager/Finance Director John Mehr said these are also for the School Bldgs. Committee so he said that this is a 3-0 vote technically for everything because everything was voted in favor for and nothing was voted against. He said for this just to be included as part of the results. Chairwoman Nadine Bell asked Acting Town Manager/Finance Director John Mehr if he wanted them to go through all of the motions for the School Buildings Committee and he said no because the votes would stay the same anyway. He said again that this would be 3-0.

b. West Hill School Sprinkler Project – Discussion and Possible Action

Damon Cooke said he is the Project Manager for the sprinkler projects and he said that he was present this evening to give them some updates. The sprinkler work is approximately 80% complete as of today. G. Donovan Associates is continuing with water and air testing on sections of the completed sprinkler work. The sprinkler pipe painting is ongoing. The relocation of the fire hydrant is complete and the underground sprinkler pipe installation is complete.

Damon Cooke said the ceiling work is approximately 75% complete. The light fixtures, HVAC, grills and diffusers are continuing to be installed as the ceilings are completed. The wires above the ceiling that are known to be abandoned have been removed. The duct cleaning, as of today's date, has been completed in the school. Temporary protection is being removed in the areas where this work has been completed. G. Donovan Associates is cleaning the rooms where the temporary protection has been removed. The custodians have started their cleaning in the school. Carpets are being shampooed and floors are being waxed. The custodians have completed this approximately 75% in the classroom areas.

Damon Cooke said Meyers Moving has just completed their second move into the school and they will have a third move scheduled for August 18, 2014 probably. The fire alarm test will be conducted on August 19, 2014. O & G Industries, Inc. has requested a punch list walkthrough by Friar Associates and this is scheduled for August 20, 2014.

Damon Cooke said this completed the update and he asked if anyone had any questions. Commissioner Sal Ganci asked what is going to be left open, if anything, after the kids move back into the school. Damon Cooke asked Commissioner Sal Ganci if he meant what will not be completed and Commissioner Sal Ganci said right. Damon Cooke said nothing will be left open as of today's date. Commissioner Sal Ganci said they are ahead of schedule so they are in better shape than when they had started. Damon Cooke said originally that the gym wasn't to be completed until school opened but they are doing their best to try to get that completed. He mentioned that there might be a couple of items left but he doesn't believe that any sprinkler installation will be left. There might be some testing in that area though. Commissioner Sal Ganci said this will be something that they can certainly work around easily with the school open. Damon Cooke said yes. Commissioner Sal Ganci said great. Damon Cooke said there might be a couple of items left. He doesn't believe that there will be any sprinkler installation left though but there may be some testing in that area. Commissioner Sal Ganci confirmed that this certainly would be something though that they could easily work around with the school open. Damon Cooke said yes and Commissioner Sal Ganci said great.

Commissioner Tom Beaudoin referred to the lighting change out with the new fixtures that had taken place at the school. He asked why this wasn't given as a change order to the contractor who was on site as opposed to the Town having someone completely different brought in. Damon Cooke said that they don't have an electrical contractor on this particular project so it made it a little easier for the Town to hire their own electrician. Commissioner Tom Beaudoin asked if G. Donovan Associates doesn't have an electrical contractor who is handling the relocating of the light fixtures or having them tied up and removing the wire. Damon Cooke said G. Donovan Associates is doing that themselves actually. He mentioned that the fixtures are still connected.

Commissioner Jay Kelly referred to all of the flooring. He asked if they have figured out where they will be storing the flooring protection. Chairman Bryan Addy believes that this is an open issue that Mike Mancini (Facilities Director for the Bd. of Ed.) is handling with facilities. Chairman Bryan Addy said they have discussed many times about them possibly saving the flooring protection that is being used at West Hill School and using this at Rocky Hill High School possibly because it is in great shape. They have over two thousand sheets of a quarter of an inch of Masonite that they had paid \$35,000 for. He said that G. Donovan Associates said that they could use this but they don't know the exact quantities. They are coordinating this. They don't know how much of this they have left over or how they will be handling this, etc. A lot of things have to be taken into account and they might say that this isn't worth it in the end. The general trades contractor at Rocky Hill High School does have floor protection right now in their contract. Chairman Bryan Addy said that the only thing that he can see as being feasible on this is if they go to the low contractor and tell him that they have one thousand sheets of Masonite that is one quarter inch and ask him if they would like to buy it off of them for fifty cents on the dollar for example, as compared to them going to a lumber store. He said that they could pick up some money that way. He explained some more.

Chairman Bryan Addy said that he wanted to make a point. He has been on site every week to view this. He said that he is very impressed with the team of Friar Associates and O & G Industries, Inc. He mentioned Dave Lemelin, who is the Project Superintendent, and then he

mentioned Damon Cooke also. Chairman Bryan Addy said it is a very clean site. Damon Cooke told Chairman Bryan Addy that he appreciated this. Chairman Bryan Addy said the site is well run and well kept. The schedule has been a very tight one and they are definitely sticking to it. He said they are doing a good job. Damon Cooke said thanks. Chairman Bryan Addy said thank you and Chairwoman Nadine Bell did as well.

4. NEW BUSINESS

a. Award of Bid – Special Inspections/Materials Testing for RHHS Project

Chairwoman Nadine Bell said they would need a recommendation from the Public Buildings Commission and from the Government Operations Committee for this.

Acting Town Manager/Finance Director John Mehr said he had a Resolution that he had typed up today. The Town had gone out to advertise for material testing and they got six bids back. O & G Industries, Inc., Friar Associates and the Staff have reviewed the bids. They all came up with a recommendation for Tri-State Materials Testing Labs. This is on a materials and time basis. There isn't a fixed dollar amount. He thinks that they might end up spending \$25,000 on this. Chairman Bryan Addy said they are carrying \$45,000 in their budget currently for this so there could possibly be some pick-up here. Commissioner Chris Ford asked if this will include special inspections. Ken Biega told Acting Town Manager/Finance Director John Mehr that \$45,000 has actually been budgeted for this line item and he told him that he was probably looking at what they will be spending. Ken Biega said a form has to be filled out for special inspections. Commissioner Sal Ganci asked if that is in the engineering package through Friar Associates with regards to having any special inspections from their engineers. Ken Biega said he thought this was in Mike Sorano's package and Commissioner Sal Ganci asked if this would be part of the \$45,000. Ken Biega said the \$45,000 for the special testing is for the asphalt, concrete and compaction, etc. What they are responsible for will get identified in the special inspector's form. Commissioner Sal Ganci said that he knows that usually their engineers will have their own and he asked if this will be directed by O & G Industries, Inc. or by Friar Associates. Ken Biega said the testing will be directed by his guys on the site. Commissioner Sal Ganci referred to Friar Associates' engineers doing the special inspections. Commissioner Chris Ford said this will be a separate contract from the base structural one. Commissioner Sal Ganci agreed. Councilor Guy Drapeau said it seems unusual but he said that this is a savings.

Chairman Bryan Addy said that he would entertain a motion for the recommendation of the award of the material testing inspection services contract to Tri-State Materials Testing Labs.

Commissioner Tom Beaudoin made a motion to recommend the award of the material testing and inspection services contract to Tri-State Materials Testing Labs and forward this to the Town Council. The motion was seconded by Vice Chairman Todd Marchand and adopted unanimously by those present from the Public Buildings Commission. (Commissioner Peter Parrotta was absent.)

Councilor Guy Drapeau made a motion to recommend the Award of Bid for the Rocky Hill High School Project Materials Testing and Inspection Services for \$25,000.00 (to Tri-State

Materials Testing Labs) and forward this to the Town Council. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee. (Councilor Tim Moriarty was absent.)

5. ANY OTHER BUSINESS

No other business was discussed at this time.

6. CORRESPONDENCE, COMMUNICATIONS

Chairwoman Nadine Bell asked if there was anything with regards to communications or correspondence. There was nothing.

7. BILL PAYMENT RECOMMENDATIONS

- a. Friar Associates**
- b. O & G Industries, Inc.**
- c. Consulting Engineering Services (CES)**
- d. EnviroMed Services**

Chairman Bryan Addy said they had two invoices for the Rocky Hill High School Renovate As New project. One of the invoices was from CES and one was from Friar Associates. He entertained a motion to have these invoices approved. Councilor Guy Drapeau said that there were two Friar Associates' invoices. Chairman Bryan Addy said that one of those was for West Hill School and he then asked if they wanted all of the invoices to be approved in one motion. Chairwoman Nadine Bell and Councilor Guy Drapeau said for these to be approved all together. Chairman Bryan Addy then referred to the invoice from Friar Associates for the Stevens School and West Hill School projects and he said for that to be included in the motion too.

Commissioner Tom Beaudoin made a motion to approve invoices from Friar Associates and Consulting Engineering Services for the Rocky Hill High School project, as well as the invoice from Friar Associates for the West Hill School and Stevens School projects. The motion was seconded by Commissioner Chris Ford and adopted unanimously by those present from the Public Buildings Commission. (Commissioner Peter Parrotta was absent.) (Please see the attachment.)

Before this motion was voted on, Chairman Bryan Addy asked if there was any discussion and there was none.

At this point, the motion was voted on.

Councilor Guy Drapeau made a motion to send two Friar Associates' invoices and one Consulting Engineering Services' invoice to the Town Council for approval. One of the Friar Associates invoices is for the West Hill School sprinkler project. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the

Government Operations Committee. (Councilor Tim Moriarty was absent.) (Please see the attachment.)

8. ADJOURN

Chairman Bryan Addy said the Public Buildings Commission special joint meeting was adjourned at 6:22 p.m.

Councilor Guy Drapeau made a motion to adjourn the Government Operations Committee special joint meeting at 6:23 p.m. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present from the Government Operations Committee. (Councilor Tim Moriarty was absent.)

Respectfully submitted,

Jo-Anne Booth
Recording Secretary
(Not present at meeting.)